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MINUTES

The Town of Manteo Board of Commissioners held their Regular May 5, 2021 meeting at 6:30 p.m. at 407 Budleigh Street, Manteo, NC and via teleconference.

The following members were present:

Mayor Bobby Owens
Mayor Pro-Tem Betty Selby
Commissioner Darrell Collins
Commissioner Richie Burke
Commissioner Jason Borland
Commissioner Christine Walker
Commissioner Eddie Mann

The following members were absent:

Also present at the meeting were:

Town Manager James Ayers
Town Attorney Ben Gallop
IT Director Carl Woody
Town Clerk Jamie Whitley (remote)
Town Planner Melissa Dickerson
Program Manager Michele Bunce
Police Chief Vance Haskett

Mayor Bobby Owens called the meeting to order at 6:30 p.m.

Town Manager Ayers did a roll call verifying that there was a quorum: Mayor Owens-present; Mayor Pro-Tem Selby-present; Commissioner Burke-present; Commission Borland-present; Commissioner Collins-present; Commissioner Walker-present; and Commissioner Mann-present. A quorum was established.

Mayor Owens asked for a moment of silence followed by the Pledge of Allegiance.

SUBJECT: Adoption of Agenda as presented or amended

MOTION: A motion was made by Commissioner Walker and seconded by Commissioner Burke to approve the agenda as presented and was approved by the following roll call vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, Borland, Walker, and Collins. Nays: None. Absent: None. **Motion carried unanimously.**

SUBJECT: Adoption of the items on the Consent Agenda as presented or amended

MOTION: A motion was made by Mayor Pro-Tem Selby and seconded by Commissioner Walker to approve the Consent Agenda with the following items: Regular April 7, 2021 minutes; Recessed April 21, 2021 minutes; Outer Banks Tourism Bureau Grant for Dare Day; Outer Banks Tourism Bureau Grant for 4th of July

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Celebration; Albemarle Regional Planning Organization Grant; 2021 Audit Contract and Engagement Letter and was approved by the following roll call vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, Borland, Walker, and Collins. Nays: None. Absent: None. **Motion carried unanimously.**

PROCLAMATIONS

SUBJECT: National Peace Officer Memorial Day and Police Week - May 9-15, 2021

Mr. Ayers read the proclamation for Peace Officers' Memorial Day and National Police Week.

SUBJECT: National Public Works Week - May 16-23, 2021

Mr. Ayers read the proclamation for National Public Works Week.

SUBJECT: National Safe Boating Week - May 22-28, 2021

Mr. Ayers read the proclamation for National Safe Boating Week.

PRESENTATIONS & REPORTS

SUBJECT: Presentation - Proposed Land Use Plan Amendments - John Robbins

Mr. John Robbins gave a presentation on Village Landing Lot 101 in Pirates Cove. He stated that the lot has been deemed undevelopable. It is deemed undevelopable whenever a CAMA Land Use Permit is required you have to have it deemed compliant with the Land Use Plan. He quoted an excerpt from the WQ (Water Quality) Policy 36 found in the Town of Manteo Core CAMA Land Use Plan Update 2007, "no new development or filling should be allowed within upland wetlands." He stated that is preventing the development of the lot.

The lot is in Ballast Point and there are only three undevelopable properties there. He stated that pretty much the fabric of the community that has been filled out there is developed. There are only two models of house plans that are allowed in that community. He showed a slide of the canal that is on the sound side with the house up to the marsh. He stated that all properties require a CAMA land use plan for development. He showed a picture of the proposed lot and the marsh at the back of the lot. He stated that to develop the property they have had the Army Corp of Engineers and CAMA out there to delineate the wetlands. He stated that you are allowed to fill up to 1/10th of an acre of non-coastal wetlands. He stated that he is seeking that but the policy in the land use plan prevents them from doing that.

He showed a slide of wetlands. He stated that the land use plan identifies two types of wetlands: upland wetlands and coastal wetlands. He stated that the North

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Carolina Wetland Functional Assessment Team (WFAT) identified 16 general wetlands and none of them are upland wetlands. He read a definition for upland wetlands. He stated that he had environmental professionals on the site and that these wetlands do not exist in Pirates Cove. He read a definition for coastal wetlands. He read the mapping process from the land use plan. He showed maps from the land use plan that define the wetlands and stated that upland wetlands were not in Pirates Cove. He showed pictures from Roanoke Village and stated that the wetlands there are upland wetlands. He stated that upland wetlands are not AECs (Areas of Environmental Concern). He stated that all AECs exist in Pirates Cove and all the wetlands that are on that specific lot are in the AEC.

He showed a site plan for the property. He showed the boundary for the 44 wetlands and the CAMA coastal wetlands. He stated that all of these wetlands are in the AEC. He stated that no upland wetlands are in the AEC but the Town has determined that those areas are in the upland wetlands. He gave some examples of some proposed amendments for the land use plan.

Mr. Robbins stated someone has a \$200,000 lot that they are paying taxes on that they bought as an investment and the Town has determined that there are upland wetlands in Pirates Cove and there are not. He stated that he met with Town Attorney Ben Gallop and Town Manager James Ayers and had a positive meeting and he appreciated that. He stated that they have agreed to let them do a pile supported structure over the 44 wetlands so they will be applying for a CAMA permit. He stated that the Town said that they will support it. He stated that to make that property developable to the best extent they need to be allowed to fill that 1/10th of an acre.

Commissioner Borland asked for clarification as to what Mr. Robbins is asking for. He asked Mr. Robbins if he had already applied for a CAMA permit.

Mr. Robbins stated that they are planning to go forth with that. He stated that that meeting was a couple of weeks ago and it takes a little while to get the site plan together and other documentation.

Mayor Owens asked Mr. Robbins if staff told him that they would support the CAMA application.

Mr. Robbins stated that his interpretation of the meeting with the Town Attorney and Town Manager was if the site plan meets the conditions of the requirements of the zoning ordinance setbacks lot coverage and not limited by those things then they would support a supported structure over the wetlands. He stated that he spoke with CAMA and they would see that it met the ordinance as long as it meets their regulations. He said that they would issue a permit but everything is subject to final approval. He stated that to make the lot look like all the other lots then you need to consider a revision to the land use plan and allow for that fill out there. He stated that it was initially intended to keep areas like Roanoke Village

from having people coming in and filling those areas where there is nowhere for the stormwater to go. He stated that in Pirates Cove there are those wetlands that will still function and will still filter the run off.

Mayor Owens stated that we can put in on another agenda later because we will not be making any decisions tonight. He stated that it seems to him that if CAMA approves it then we will be halfway there.

Mr. Robbins stated that he agrees.

SUBJECT: Fiscal Year 2021-2022 Budget - James Ayers

Mr. Ayers presented a slide show for the 2021-2022 Budget.

Budget Philosophy (ABC)

- A- Align: The Budget needs to be aligned with the Board's priorities and the needs of the community.
- B- Balanced: Balanced so that it is sustainable for the future not just by State Statute.
- C- Clear: Taxpayers need to know what their money is being used for and where those tax dollars come from.

Budget Schedule

Statutory Requirements

- Departmental Requests by April 30
- Proposed Budget to Board by June 1
- Adopt Budget Ordinance by July 1

Manteo Process

- Planning & Prioritization Retreat on February 26
- Departmental Requests by March 15
- Community Needs Assessment on March 17
- Budget Retreat on March 26
- Recommended Budget to Board on May 5
- Public Hearing on May 19
- Adopt Budget Ordinance on June 2

Alignment with Board Priorities

Affordable Housing

- Short-Term - Pilot Project at Town-Owned Property by Keeper Etheridge's Statue
- Long-Term - Part of Comprehensive Plan and Planning Updates

Stormwater

- Increased Funding Levels for Infrastructure and Improvements

Marina and Workable Waterfront

- Funding for Professional Services

Wayfinding

- Funding for Design and Construction (Online Option Noted)

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Recreation

- Appropriation Included - Direction TBD

Events

- Increased Allocation for Neighborhood-Level Events for Community and Children
- Maintain Prior Year Funding Levels for Major Events

Marketing for Businesses

- Included in Community & Economic Development
- Continuing DAC, MBA, and Promotional Support Programs

Davis Lot

- Funding Included for Construction

Sidewalks

- Funding for Maintenance and New Sidewalk Grant Matching Funds

Operation Safe & Dry

- Allocation for Grant Matching Funds

Magnolia Pavilion

- Allocation for Professional Services
- Consideration of Adjacent Owner Interest

Other Professional Services

- Comprehensive Plan
- 20-Year Plan Activities

Key Points - Expenses

General Fund

- Town Common – Phase 2
- Davis Lot
- Stormwater Drainage Work – Funding Levels Increased
- Sanitation Truck Purchase

Water & Sewer Fund

- Shallowbag Bay Sewer Pump Station
- Wastewater Treatment Plant Required Improvements
- Westside Water Looping Project
- Devon Street (Partial) and John Borden Street Sewer Projects

Cemetery Fund

- Arches and Flagpole

Key Points - Human Resources

Staffing Levels

- Add Inspector/Project Manager (Full-Time)
- Add Maintenance Worker (Part-Time)

Pay Request - 2.4% COLA + 1% Increase

Key Points - Revenue

Millage Rate

- Reduced from \$0.37 to \$0.3455 Last Year

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- Proposed at Same Level of \$0.3455 This Year
- Fees
- Need 3.7% Water & Sewer Increase
 - Covers Dare County Raw Water Increase + Pump Station Debt Service
 - Represents approximately \$2.65 on average monthly bill for residents
 - Cemetery Plot Recording Fee
- Revenue Diversification Continues
- Grant Awards from Federal, State, and Regional Entities
 - Infrastructure, Public Restrooms, Special Events, Maps, Etc.

General Fund

- He showed a chart of revenues for last fiscal year, this fiscal year and the projection for next fiscal year.
- He showed a chart of expenses by category for last fiscal year, this fiscal year and the projection for next fiscal year.
- He showed a chart of department expenses for last fiscal year, this fiscal year and the projection for next fiscal year.

Water and Sewer Fund

- He showed a chart of revenues for last fiscal year, this fiscal year and the projection for next fiscal year.
- He showed a chart of expenses by category for last fiscal year, this fiscal year and the projection for next fiscal year.
- He showed a chart of expenses by department for last fiscal year, this fiscal year and the projection for next fiscal year.

Cemetery Fund

- He showed a chart of revenues for last fiscal year, this fiscal year and the projection for next fiscal year.
- He showed a chart of expenses for last fiscal year, this fiscal year and the projection for next fiscal year.

Mr. Ayers closed his presentation of the 2021-2022 Budget with an expression of Appreciation.

Expression of Appreciation

I would like to express my sincere gratitude to the Mayor and Board of Commissioners for their vision and guidance as we worked to craft a budget that would provide resources to implement their policies and address community needs. Next, I would like to share my appreciation for the many members of the community who have come forward to share their thoughts and ideas, whether in a formal setting such as community input sessions or informal settings throughout Town. Next, this Budget could not have been prepared without the diligent work of the Town's department heads, with special mention going to the Finance

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Director Shannon Twiddy and her team. Finally, I would like to thank the entire staff at the Town for their hard work and dedication in serving the people of the Town of Manteo.

PUBLIC HEARINGS

SUBJECT: Evidentiary Hearing for Conditional Use Permit - 713/715 N. George Howe Street

Assistant Town Manager Shannon Twiddy sworn in Town Planner Melissa Dickerson and the applicant Sam Moore.

Mr. Gallop gave a brief introduction on how the quasi-judicial hearing will proceed. The Board will hear sworn evidence and the burden of proof is on the applicant to show that they meet the requirements of the ordinance to obtain their conditional use permit.

STAFF

Ms. Dickerson provide the board with Exhibit 1 which was the conditional use permit application that staff received on January 28, 2021. Exhibit 2 is the site plan that was submitted with Exhibit 1. The site plan notes the proposed use is a six-unit multi-family unit with a proposed lot coverage of 34.6% and nine parking spaces. The site plan exceeds the allowed density of six units per acre for the B2-General Business Zone.

On March 9th, the Planning Board recommended denial of the conditional use permit to the Board of Commissioners because the proposed site plan does not meet the standards of the ordinance.

The Board of Commissioners set the quasi-judicial hearing for today Wednesday, May 5, 2021 at the April 7, 2021 meeting. A notice of the May 5th hearing was mailed to adjacent property owners in addition to the notice being published in the newspaper. The applicant, Mr. Moore, is in attendance tonight. She concluded her remarks.

Commissioner Burke asked what standards are not met?

Ms. Dickerson stated that the two properties together do not total an acre so there is not enough property there for the six units per acre. There was a dumpster but not a sidewalk, which is required.

Commissioner Burke asked if he is required to build a sidewalk, then he will be the only one with a sidewalk in that area, correct?

Ms. Dickerson replied that is right but it is required by the ordinance.

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Commissioner Mann asked how many units would he be allowed to have with the current lot size?

Ms. Dickerson stated that he could have two or he could have a single-family home with an accessory dwelling unit.

Mayor Pro-Tem Selby asked if the Board will hear from any of the neighbors during the public comment session or will they have an opportunity now?

Mr. Gallop responded that they will have an opportunity to speak if they have evidence to present about whether or not any of the standards are met for the conditional use permit. They will have an opportunity to provide sworn evidence after Ms. Dickerson and the applicant have both gone.

APPLICANT

Mr. Gallop asked Mr. Moore if he had any questions for Ms. Dickerson.

Mr. Moore asked what would be her definition of a similar business as listed in the ordinance for a hotel, motel or institutions providing overnight accommodations.

Ms. Dickerson stated that the ordinance determines that if there is a kitchen then it is not one of the listed accommodations.

Mr. Moore stated if they did not have a kitchen and they just provided a microwave for short-term stays for mainly workers and students for weekly stays monthly.

Commissioner Collins asked if these units will have cooking facilities.

Mr. Moore replied that to meet the ordinance they will not. They will have just a microwave. He stated that they will not have a stove because he believes that defines a kitchen.

Mr. Moore introduced his business partner, Bill Farrell. Mr. Moore stated that they want to add a small wing to the existing building that will take up less coverage than if they built a building with an accessory dwelling unit. They want to recombining the lots and put a small wing off of the house to provide three small apartments here.

Mr. Gallop instructed that Mr. Farrell needs to be sworn in order to provide testimony.

Shannon Twiddy swore in Mr. William Farrell.

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Mr. Farrell showed the board the proposed plan. He stated that they will be adding three apartments.

Commissioner Collins stated that he thought they were adding six.

Mr. Farrell explained that they are going to make three units out of the existing house and add three new units.

Mayor Pro-Tem Selby asked about the houses proximate to the property line. Mr. Moore and Mr. Farrell stated that they would recombine the lot.

Commissioner Mann asked if the rentals will be long-term or short-term.

Mr. Moore stated short-term.

Commissioner Mann if it would be like a hotel.

Mr. Moore stated that it would be similar to a hotel. It would rent by the day or by the week just to provide housing for workers and students.

Commissioner Walker asked what type of management service will there be for the units? Do you have an office or a location?

Mr. Moore stated the he manages all of his properties from his home office.

PUBLIC COMMENT ON CONDITIONAL USE PERMIT

Melissa Bender, 716 N. George Howe Street, was sworn. She lives across the street from the house that is being proposed. She stated that the plan has not changed and has gone before the Planning Board repeatedly and has been denied. This is the first time that she has heard daily and weekly rentals that would be directly across from her property. She does not feel that residents have been notified that this will be a hotel. She is concerned that there will not be property management on-site if it is a hotel. She stated that the street is very small and it is not well maintained. The drainage on the Manteo town side all flood and fill up every time it rains. She lives on the other side which is in the County. She stated that with any more construction in this area, we are going to have to address that stormwater drainage system. She stated that her house and her mini cooper are going to be underwater across the street. She knows that there are other businesses in that area that are concerned about flooding.

Phil Spinella and Christy Spinella were sworn.

Phil Spinella, Ron and Phil's Body Shop, 710 Hwy 64, is adjacent to Mr. Moore's property. Mr. Spinella stated that Mr. Moore wants to recombining the properties and add on to the existing house and that is fine. He has been underwater twice in

the last 15 years or so and has had 10 inches of water in his body shop from the rain because the water can't get out quick enough. He stated that he doesn't have a problem with Sam and that he is a good friend of his. He stated that the Town needs to improve the drainage system. He is going to have to raise the lot and there is not enough drainage to take care of the water. He stated that the ditches were dug years ago and they are not being maintained properly.

Mr. Gallop explained that the remote hearing statute was put in to effect for the board members but since we have all the board members present this is not an issue. He recommended that the board not try to take sworn testimony over the phone. Also, they do not have to wait 24 hours because all of the board is here but the expectation was that they would follow the remote hearing statute so they decided to postpone the hearing until the mid-month meeting.

Commissioner Collins asked staff to look at the drainage ditches.

Mr. Ayers stated that in terms of the application itself he is not sure that this piece can be considered. He stated staff is looking at areas all around town and they are updating the drainage maps right now with the help of an engineer. We are committed to improve drainage throughout town in the areas for which we have a responsibility.

MOTION: A motion was made by Commissioner Borland and seconded by Mayor Pro-Tem Selby to continue the evidentiary hearing on the conditional use permit for 713/715 N. George Howe street until 5:00 pm on May 19th and was approved by the following roll call vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, Borland, Walker, and Collins. Nays: None. Absent: None. **Motion carried unanimously.**

SUBJECT: Legislative Public Hearing for Zoning Text Amendment Article IX-B-3 Entrance District

STAFF

Ms. Dickerson started the hearing with an introduction of the public hearing for the zoning text amendment application to amend the Zoning Ordinance in the B3 entrance district. The entrance district is comprised of a number of parcels at or nearby midway intersection. The Planning Board reviews the zoning text amendment application at their March 9th meeting and has recommended denial of the zoning text amendment application. She read an excerpt from the consistency statement that was approved unanimously by the Planning Board. "The proposed text amendment is a deviation from the town's density rules as there is a certain density per acre established for residential uses in each zoning district in the Town of Manteo's Zoning Ordinance. The density requirements included in the town's ordinance are an important tool in how the town manages growth and wastewater treatment capacity."

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On Sunday, April 18, 2021, staff received notification from the applicant that they would like to add a clear density limitation to the proposed text amendment. The Modified density to the application is 18 units per acre that communication was included with her staff report. This cap on density was not provided to the Town's Planning and Zoning Board. The Planning Board was provided with the original text amendment application that had no density cap.

On Monday, April 26, 2021, staff received an email with a 20-page attachment with additional suggested changes to the zoning text amendment. Staff recommended that if the Board of Commissioner would like to consider these additional changes that were submitted on April 18th and April 26th, then the Board of Commissioners should send these additional changes back to the Planning Board for a recommendation.

Public comments that have been received by staff have been published and are available at www.manteonc.gov as addendums to the meeting agenda packet and have been provided in hard copy to the Board of Commissioners tonight.

APPLICANT

Mr. Sumit Gupta gave a presentation on behalf of the applicant, SAGA Construction. They have partnered with Taft-Mills. Taft-Mills specializes in affordable apartments and have developed thousands of them. He thought it was important to bring on the right experienced partner to address this very difficult and critical need to bring affordable apartments to our area.

One third of people rent but apartments here do not even make up 1% of our housing options. National stats show about 35% rentals versus home ownership. Also, many reports are showing that the rental side is growing faster and soon should be up to 40%. It's very clear that our area is not even 3% of the national averages. Further showcasing the tremendous and critical need for all types of apartments for the longer-term health and sustainability of our community. Apartments that are below \$1,000 price points for lower-income families, basically 60% or less of an area's medium income, and apartments that are for our 80% of medium income families which will fall into the \$1,000 - \$1,500 price points.

He gave an example of a property called Run Hill. This is an apartment community of 96 more luxury apartment with avg rentals around \$1,800 \$2,000 range and They are 100% booked with over 100 people on our waiting list. It's clear They also need this type of community as many retirees are leaving this area when they are ready to downsize, and also many people are not able to come here because these options are not here. And retirees are a huge growth potential for this area.

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He has had several meetings with the Chamber of Commerce regarding this, and also with many County and Town commissioners. Based on this, he has spent the last year and a half closely studying this issue and he discovered that there are just too many challenges in the area:

- Not much land left (Where to build?)
- Sewer and other utility infrastructure further limits what sites could work
- Construction and land costs
- Management of apartments
- Financing around them
- Local ordinances and zoning make it almost impossible to develop a true apartment community.

This is where we need to really examine things and give our community the best opportunity to solve this very difficult challenge. Regardless of the challenges, if we do not find a solution for this then it will cripple our business community more and more each year. He need housing for his employees as well. They have combed through the very limited properties in Dare County and identified a few sites that could potentially work. One site that came up on top of our list for apartments was located just eastward of the CVS on the bypass. It's a 4-acre parcel. Actually, the County was working with a consulting group out of UNC to also identify such sites and they also placed this site on top of their list independently. They knew immediately that the current regulation would not allow for a feasible apartment community, but before coming to the Town to request changes, they studied the site carefully and developed preliminary site plan to study it and truly identified what changes needed to be made. After studying it, they knew they had to request certain changes to make this apartment development feasible on this site and within this B-3 entry way zoning.

Their original text amendment was written to address 3 main things:

- Density
- Building size
- Lot coverage

They removed the max density and had the lot coverage fall within the typical commercial development such as restaurants, retail, hotels, etc...

From the planning board meeting, and subsequent conversations with staff and others, their understanding was there were 2 main concerns:

- First, they are asking for unlimited density.
- Second, they were not addressing the affordability component in our text amendment.

To address these two concerns, they updated the text amendment to allow for up to 18 units per acre by stating that for every affordable unit built, you get a bonus

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density bonus of 2 market rate units. Currently this zoning already allows for multi-family and you can get up to 12 units per acre which includes one market rate unit for every affordable unit, but this focuses on affordable units for sale, not rentals.

They are asking for two market rate units for every one affordable as a density bonus, so this increases the 12 units per acre up to 18 units per acre. This is what is needed on the subject 4-acre parcel to make it work for the 72 proposed units. Apartment communities have to have scale to work, and in this area, you really need scale to even begin to consider feasibility. So, they are asking for one additional density unit for every affordable unit.

To limit the impact throughout the Town, the only change is to B-3 entry way zoning. This B-3 district encourages commercial, multi-family, etc. and allows for all types of development options. He stated that it really makes sense for a larger scale apartment community to be developed here. Further, there are only a handful of parcels that are in this B-3 entry way and they limited this so the parcel must be at least 4-acres in size which he believes there is no other parcel that meets, or perhaps one more that this would apply to.

This text amendment does not impact multi-family in anyway, such as condos for sale, this text amendment only impacts purpose built "Apartment complexes". They have defined these with such things like these units cannot be individually sold and must be managed by a single management company, etc...

Town officials did approve a commercial mixed-use development called Salt Meadow Landing for this same parcel. This approved plan had an allowable lot coverage up to 70%, 34 multi-family condos, 23,400 sq. ft. of retail and professional space, and a 100-seat restaurant. This required 131 parking spaces. All of this was approved but never moved forward due to the 2008 financial meltdown.

Their proposed site plan will have less lot coverage, parking, and overall impacts to the site. Additionally, any proposed apartment development site plan would have to go before the town staff, planning board and board of commissioners as it would be a conditional use permit. By approving this text amendment, the Town officials still have control over how this site would be developed. He believes there is also the need for a developer agreement with the Town.

A presentation was presented by Mr. CJ Tyree of Taft-Mills. The presentation showed the proposed rendering of the development. Mr. Tyree explained who they are and that SAGA reached out to them for this project because they specialize in this type of affordable housing projects. The development will have 72 units that consist of a mix of bedroom sizes and prices that are below market value. They size rents so that no one is paying more than 30% of their income in

rent. AMI levels are up to 80%. There will be a deed restriction that the pricing will stay affordable for 30 years.

PUBLIC COMMENTS FOR ZONING TEXT AMENDMENT

Chairman Bob Woodard of the Dare County Board of Commissioners: Dare County is known for its beautiful beaches and it needs a sufficient local workforce. These people need a place to live. There are businesses that have had to adjust their hours because they cannot get enough help. The Dare County Board of Commissioners have partnered with the UNC School of Government to address the essential housing needs in Dare County. This site was one of the ones identified by the study. He commended SAGA on their efforts by reaching out to professionals like Taft-Mills to get this done. This is an issue that is not going away. Homeowners are selling their homes or renting them out as Air BNBs. He asked the question if we do not build it here then where? People are being kicked out of rentals because homeowners are getting more money for daily rentals. We all, citizens and municipalities, have to come together to solve the problem of essential housing.

Vice-Chairman Wally Overman of the Dare County Board of Commissioners: He is in complete agreement with Chairman Woodard. He stated that tourism can not be sustained if we can not maintain a workforce. We need to find some common ground because essential workforce housing is critical.

Jennifer Dixon of the Peninsula: She is proud of her neighborhood. The people that live in the Peninsula do think that the housing problem needs to be addressed but this location is not the spot. She stated that there were traffic problems during the car show last week and there is already a stormwater problem. She acknowledges that there is a need for affordable housing and she encouraged the Board not to overturn the Planning Board's decision.

Dr. John Anderson of the Peninsula: He stated that he is a local because he has been here for a long time and Ms. Dixon is a native because she was born and raised here. He is familiar with Taft-Mills property. He is on the homeowner's board. He stated that they looked for a village like community from Virginia Beach to Destin, Florida and found Manteo. He calculated from the rendering that there will be about 165 residents and about 115 cars at one point and time and if you have a holiday like Memorial Day or the Fourth of July then you will have a traffic nightmare. He stated that he heard about data but he didn't see any and he didn't see a traffic plan. He stated that they have a stormwater problem and if this is built then the stormwater will runoff into the Shallowbag bay estuary. He stated that affordable housing is an issue any where that the economy is doing well. He hears about affordable housing in Raleigh and Charlotte. He stated that this development is a reaction. He stated that 72 units with security lighting and 115 cars with headlights will cause light pollution and he did not hear any mention of that. He stated that the opportunity to look south to southeast at the Heavens from

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Manteo, that attribute that people talk about on the Outer Banks will be gone. He asked for the Board to think about this very carefully. He stated that when NC State School of Design put together a long-term development plan for Manteo in 1982, the community participated. He stated that last time he checked SAGA never talked to the people in their development. He stated that they came straight to the Town asking for an exception to the rules. He stated that the Town wants to protect the values and the culture of this Town by protecting the entryway to Manteo. He stated that if we cram this complex that is a beautiful design on that 4-acre of property then you have changed the entryway to Manteo forever. He stated that they have bought houses and have invested in this community because they wanted a place with small town values and the cultural aspects to go with it. He stated where people care about natural resources and they care about each other. He stated that this is not the solution. He stated that you want to take action for affordable housing and essential housing but the reaction you are going to get is a traffic nightmare, stormwater problems, strain on first responders, the educational system and the fragile wastewater treatment capacity. The Planning Board denied this development unanimously because they recognize all of these problems and because they are native and local. He asked on behalf of the Peninsula to be consistent in what they have done for the past 40 years and protect the entryway to Manteo by denying this application. He stated that the development before was always understood to be mixed-use. This triples the density and produces buildings larger than 20,000 square feet. He stated that without federal subsidies this doesn't work and scale is about dollars and cents. This is the wrong decision at the wrong place.

Chairman Sherry Wickstrom of the Manteo Planning Board: She wanted to echo Ms. Dickerson's recommendation that these additional changes come before the Planning Board. The Planning Board saw the preliminary plan at the March 9th meeting and it was not thorough and there were many questions. That was one of the reasons that the Planning Board could not approve the application. She stated that after March 9th there were a number of documents submitted to the Board of Commissioners that the Planning Board has not had an opportunity to review. The Planning Board would like to have the opportunity to review what SAGA has put forward. It is important to take time and do this because these changes will have far reaching implications for the B-3 zoning area. It is the role of the Planning Board to do a deep dive and they would like to do that.

Richard Hess of the Chamber of Commerce: He explained that the Outer Banks Chamber of Commerce has stood up, supported and worked towards trying to find solutions for the housing crisis in our area for many years. He stated that we need to support projects that are aimed at helping people get much needed long-term rental units. He stated that inventory must be a priority because we're losing inventory not gaining it. This crisis is getting worse every year and it's not something that can be solved quickly this is going to take a long time to do. We have to take the first steps to do it and make these projects a reality. We cannot delay action. We receive calls to the chamber about the lack of housing or daily

occurrence from our members and their thousands of employees. Many businesses are unable to secure employees because potential hires cannot find suitable housing. Other businesses are losing employees because they're moving away because their houses are being sold out from under them. There are people that were born and raised here that cannot move back and retirees that can't afford to retire here. He stated that it is time to stop taking about it and take action for everybody.

Bob Peele: He stated that this is not a beach problem. He stated that he works at the seafood industrial park and they are turning work away because they can't find help. He stated that this is a Roanoke Island problem as well. He stated that he applauds Summit and SAGA for consulting the Taft-Mill group. He stated that he heard small town values and his small-town values mean that you look out for people. He stated that this is a project that the Town or the County won't have to pay for. He stated that this is what we need and we need to get on this project that we kicked down the road for too long.

Coquetta Brooks: She stated that she is a resident of Manteo outside town limits. She is in support of the SAGA project. She stated that she is an advocate for the voiceless and it is imperative that we create a place of security, safety, convenience and affordability for the residents who may be having difficulty. Our laborers that are employed in the County and by the County and State are in need. Someone took a chance on you and now it is time that we take a chance on them. We promote ourselves as a community of love, friendship, and faith and we must cat on these values. If people who are against this project are concerned then they should express their concerns openly. If they are afraid that affordable housing will bring poverty, noise, drug elements, filth, or bring down property values, then they should say so. She is sure that there will be guidelines within the contract upon applying to address the affordable housing. She hopes that there can be a resolution made with respect for all parties moving forward because people need housing now.

Malcolm Fearing: He stated that he was talking about housing when he was 31 years old. He stated that when Kermit Skinner was here, he met with the Chamber of Commerce and told them that he met with ADKA 30 years ago and he wanted to help with housing because that is what his family does. His family does not build all over the state like Taft-Mills, but he applauds the work that they do because Taft-mills are professionals. He stated that he never got a response from the Chamber of Commerce but apparently, they have come to the conclusion now that the need for housing is critical. He commended the work that has been done by the Board of Commissioners for the Town and for the County. He stated that they there have been no better advocates for trying to solve this problem. He has a housing project that he is proposing that is 18 units including two commercial units on property that he and his family owns. He stated that there are people coming forward to address the social need. He did some math and stated that the property cost about \$1.5 million from his understanding and there are 72 units on

it about \$20,000 per unit. With the current zoning, 24 units can be built and that is \$62,500 per lot per unit. He stated that he would give them 100% increase but not the 300 % that they are asking for. He stated that they are applying for tax credits and they have to be awarded. He stated the Mr. Gupta got Mr. Taft because to apply for the credit you need a qualified participant. He stated that they did a great job with Cedar Bay. He stated that they studied the issues of the town with the 20-year group and at no time did anybody show up and address the subcommittee issue of housing. He stated that he agrees with compromise and he doesn't care who lives next to him but he does care about our town and how it develops. He stated that we want quality planned development. He invites Mr. Gupta and Mr. Taft to walk the streets of Manteo and to work with us and to talk to us to address this issue in a way that makes it work financially for you and works within our community. He stated that we do not want maximum development but we do want development.

Mr. Ayers moved to the online participants and asked if anyone who has not be represented by a group would like to speak.

Michael Wilson of the Peninsula: He stated that this will set a precedent. He agrees that affordable housing is need but the SAGA presentation shows that there will be a 4% increase annually. It will double the cost of the housing in 18 years.

Mayor Owens stated that he appreciated the gentleman's comments but the understanding was that Dr. Anderson and Ms. Dixon would speak on behalf of the Peninsula.

(4246) Jennifer Fisher, 131 Peninsula Drive: She is a Peninsula Homeowner. She said she has two young children and she is concerned.

Nichol Thrash: She stated that she is a native of Manteo. She works for Manteo Middle School. She stated that we have to look for something for our essential workers. She sees people losing houses and she sees children and families coming and going within three months because they are paying between \$1,300 to \$1,600 a month for housing and they can't afford it. She is talking for the ones that can't talk because we need to look out for our own. She stated that if they don't want black people to live next to them then we need to look somewhere else but we have got to work together. We need to help those that are here year-round. She thanked SAGA and Malcolm Fearing. She stated that her ancestors owned land all over the County. She doesn't think that the traffic will be worst. She stated that we can move forward fast quick and in a hurry.

(7690) Radasha Gregory: She was born and raised on the Outer Banks and she is African American. She stated that her family did own land near the CVS and COA area for generations back as far as the natives. She is speaking on behalf of her people who are suffering. She is from Manteo but she has to live in Manns Harbor because she can not afford to live in Manteo. She stated that she is

speaking for the people who are homeless. She doesn't understand how people with homes can speak for the homeless. She is speaking for the hard-working people that work 3 or 4 jobs to try and pay for the astronomical prices of rent down here. The hourly wages do not match the cost of living for rent. There will be flooding issues because we live on an island. The tourists and the traffic are already issues, so it will not matter. We live here 365 days a year not just on holidays when you all are worried about how slow you're going to get to your lovely homes. There are thousands of people out here that do not have homes and that have no place to go. They are sleeping in their cars and they have to work 3 or 4 jobs so they don't have time to raise their children. She stated that you will not have a workforce because they can not find a place to live. The new teachers can't find a place to live. Her mom wants to move down here but she cannot afford to. She stated that the local people want this to happen. She stated that none of the locals like SAGA but they are providing something that we need so we might like them a little more. This is not a game. She stated that everyone has an opinion but people are sitting down talking about people and their children that have nowhere to go. They don't have time to spend with their children. She stated that with affordable housing, she as a single mother will not have to work 3 or 4 jobs so that she can actually raise her own child. She can actually take him to Jumpmaster's for his birthday.

Mayor Owens closed the public hearing.

Mayor Owens suggested that the plans be sent back to the Planning Board.

Mayor Pro-Tem Selby stated that this is a difficult decision. She stated that we need to look at both sides and she agrees with the Mayor and Ms. Wickstrom that the Board needs to look at this again. This issue is crucial and it has been talked about and discussed. She stated that this needs to be dealt with quickly and that SAGA need to provide the Planning Board with whatever documents that they were not able to see. She stated that this is crucial and it need to be addressed quickly. She hopes that the Chamber of Commerce will continue to show an interest in Manteo because they have not seen it before.

Commissioner Burke suggested that the plans be sent back to the Planning Board so that they can see everything that has been proposed by SAGA.

Commissioner Collins stated that the Planning Board has to review it and give the Board a recommendation.

Commissioner Mann stated that if the amendment is proposing that the building density be increased to 300% then that is too big of an ask. He stated that it seems like some other issues have been muddled in here like affordable housing. His understanding is that was not on the original ask for this building amendment, it was just density and nothing about affordable housing. If we are going to mix those issues and make this something different then it needs to go back to the

Planning Board to see the whole picture. He is not against anybody of any economic social or ethnic backgrounds that are different than his because we are all neighbors. It is not about different sides, it's about the Town of Manteo. We are just a big neighborhood because we can walk the whole town. His people are the Town residents of Manteo and it is his job to represent them. He understands the need for affordable housing. When he was 19, he bought the cheapest house in Dare County because that was all that he could afford. He asked that if this is going to be an affordable housing project then how many of those affordable housing units will be set aside for Dare County Workers? For Manteo workers? For first responders? For teachers? We need to look at the bigger picture. There is also another issue, we need to look to see if we are paying people enough to live here. This is a different issue but if we are going to mix issues then we need to look at all of them. We need affordable housing and we would like to work with you. We have property that we want to do affordable housing on. He invited them to come talk to use and walk the town with us and the people of Manteo and see what the Town of Manteo needs. He stated that this is a countywide crisis and we have great partnerships with the county. We would love to continue that and we would love to work with the County to help with this housing crisis. A lot of focus is on how Manteo is going to fix the County's housing crisis. It's a big burden that we need to partner on, not just something that gets put on our shoulders.

Commissioner Borland stated that he agrees with what has been said. He stated that affordable housing is bigger than Manteo and it is bigger than Dare County. He appreciates the County, SAGA and Taft-Mills. He agrees with Malcolm and Commissioner Mann about getting out and reaching out to the community to partner and find solutions. Manteo has done things in the past for affordable housing. This is not just a beach problem it is all of our problem. Whether this happens or not, one development is not going to fix this. He is concerned about tripling the density. He wants the Planning Board to take a deeper look.

Commissioner Walker stated that she was on the planning board for years. She stated that she knows the struggles of working to jobs. She stated we can not over look the issues with this project. They need to be addressed and resolved. The Planning Board needs a complete package and not a piecemeal of things. The Planning Board needs an opportunity to look at all of the information. Manteo can not bare the brunt of County's lack of affordable housing. We need to see the big picture of what the County can do for these types of developments.

Mayor Pro-Tem Selby asked SAGA how soon can they get the Planning Board what they need.

Sumit stated that he is not sure what the Planning Board needs. He clarified that it is a 30% increase not a 300% increase. He stated that on the business side he is not interested in doing this but the community needs it. He would like to have a meaningful dialog on this and they will try again.

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MOTION: A motion was made by Commissioner Walker and seconded by Commissioner Collins to send this zoning text amendment back to the Planning Board and was approved by the following roll call vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, Borland, Walker, and Collins. Nays: None. Absent: None. Motion carried unanimously.

Mayor Owens suggested to Chair Wickstrom to get with SAGA to get some direction. Staff will be involved.

PUBLIC COMMENTS

Members of the public are invited to address the Board of Commissioners on any topic. Public Comment is not intended to require the Board to answer any impromptu questions or to take any action on items brought up during the public comment period. Speakers will address all the comments to the Board as a whole and not one individual Commissioner. Discussions between speakers and members of the audience will not be allowed. Time limits are 3 minutes per person or 5 minutes per group. Please identify yourself and your location so that your statements can be recorded.

No public comments were made.

NEW BUSINESS

SUBJECT: Setting Public Hearing for Fiscal Year 2021-2022 Budget

MOTION: A motion was made by Commissioner Walker and seconded by Commissioner Mann to set the public hearing for the Fiscal Year 2021-2022 Budget for May 19th at 5:00 pm and was approved by the following roll call vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, Borland, Walker, and Collins. Nays: None. Absent: None. **Motion carried unanimously.**

MAYOR'S/COMMISSIONERS COMMENTS

Commissioner Collins: He asked how to amend the land use plan.

Mr. Gallop stated that a motion can be made to direct staff to prepare an appropriate amendment or Mr. Robbins' proposed amendment. It would go to the Planning Board and then it would come back to the Board of Commissioners.

There was discussion about filling wetlands.

Commissioner Borland: He stated that there was a good event this weekend but we need to talk with NCDOT about how to address traffic issues. He stated that he wants to make sure that our downtown spaces are being taking care of.

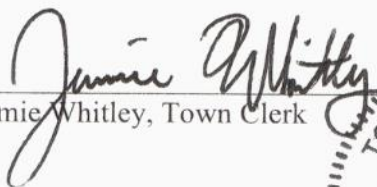
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Commissioner Mann thanked everyone for all their emails.

There being no further business to come before the Board or other persons to be heard a motion was made by Commissioner Walker and seconded by Commissioner Mann the meeting was recessed at 9:45 p.m. until May 19, 2021, at 5:00 p.m. The motion was approved by the following roll call vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, Borland, Walker, and Collins. Nays: None. Absent: None. **Motion carried unanimously.**

This the 5th day of May 2021.

ATTEST:

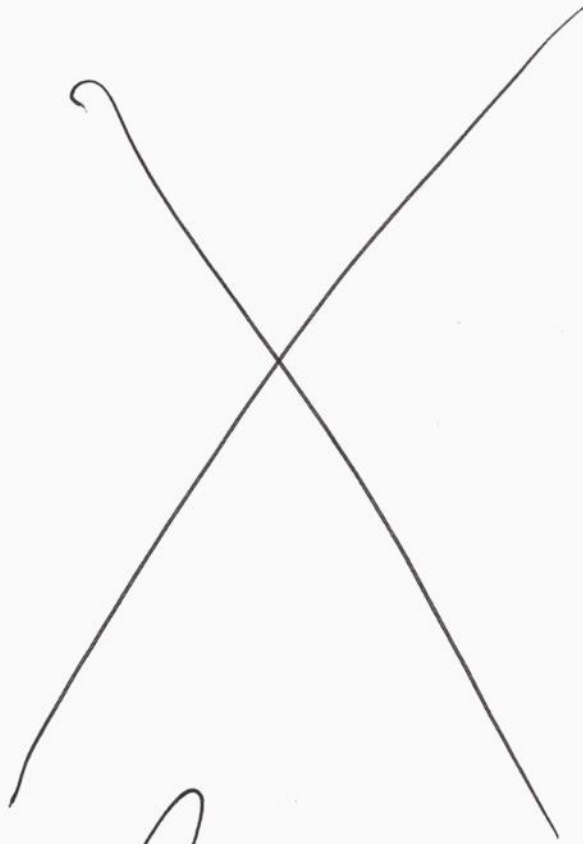

Jamie Whitley, Town Clerk


Bobby Owens, Mayor



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